



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
May 22, 2006
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

Meeting called to order.

- 1. Code Enforcement Priorities CG (15 minutes)**
- 2. 2005-1185 – The Olson Company [Applicant] WTJ & D Associates, Csaba W & Marta M Mester, Edward S & Anna S Brugge Trustee [Owners]:** Application for related proposals on a 145,600 square-foot site located at **698 East Taylor Avenue** (near Britton Avenue) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN's: 205-30-023, 205-30-022, 205-30-024, and 205-30-003) SL *(30 minutes)*
- 3. Public Comment on Study Session Agenda Items (5 minutes)**
- 4. Comments from the Chair (5 minutes)**

Meeting adjourned at 7:55 p.m.

8:00 PM - Public Hearing – Council Chambers

The Planning Commission met in regular session with Chair Hungerford presiding.

ROLL CALL

Members Present: Chair Charles Hungerford; Commissioner Laura Babcock; Commissioner David Simons; Commissioner Larry Klein; and Commissioner Brandon Sulser

Members Absent: Vice Chair James Fussell, excused absence

Staff Present: Trudi Ryan, Planning Officer; Gerri Caruso, Principal Planner; Kathryn Berry, Senior Assistant City Attorney; and Debbie Gorman, Recording Secretary

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

APPROVAL OF MINUTES of May 8, 2006.

ACTION: Comm. Simons made a motion to approve the minutes of the Planning Commission meeting of May 8, 2006. Comm. Sulser seconded. Motion carried unanimously, 5-0.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2006-0069 – KB Home** [Applicant] **Anthony R Marques Trustee** [Owner]: Application for related proposals on a 3.6-acre site located at **1168 Aster Avenue** (near Lawrence Expressway) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 213-01-015) SL; **(Continued from May 8, 2006, staff requests continuance to June 12, 2006)**

- **Special Development Permit** to allow 80 condominium units,
- **Tentative Map** to subdivide one lot into 80 condominium units and 12 common lots.

ACTION: Comm. Sulser made a motion on 2006-0069 to continue this item to June 12, 2006. Comm. Klein seconded. Motion carried unanimously, 5-0.

APPEAL OPTIONS: This item is continued to June 12, 2006.

2. **2005-0889** - Appeal of a decision by the Director of Community Development denying a Tree Removal Permit for a Magnolia tree in the backyard of a site located at **1140 Andover Drive SD**

ACTION: Comm. Babcock made a motion on 2005-0889 to deny the appeal and uphold the denial of the Tree Removal Permit. Comm. Klein seconded. Motion carried unanimously, 5-0.

APPEAL OPTIONS: This decision is final and is not appealable.

3. **2006-0357 – BARK Kennel & Boarding** [Applicant] **August M Jr. and Linda J Hagemann Trustee**[Owner]: Application for a Use Permit on a 32,300 square foot site to allow long-term boarding and daycare services for up to 335 dogs and 50 cats and including ancillary retail services. The property is located at **170 North Wolfe Road** (near Central Expwy) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-43-023) GC

ACTION: Comm. Simons made a motion on 2006-0357 to adopt the Negative Declaration and approve the Use Permit with modified conditions: to modify Condition of Approval (COA) 4.A, the third bullet, by adding the language “large species native trees as appropriate for the site”; to add a new bullet under COA 4.A that staff would increase the parking lot shading plan goal by removing existing parking to allow for more shading while maintaining the amount of required parking and to include that staff and the applicant work together to determine a location on the site for additional open space for an outdoor area for employees to take dogs and cats, the area to be maintained by the applicant. Comm. Klein seconded. Motion carried, 4-1, Chair Hungerford dissenting.

APPEAL OPTIONS: This item is appealable to City Council no later than June 6, 2006.

4. **Review of Planning Division Budget: Fiscal Year 2006-2007 and 2007-2008 Budget**

Comments made.

5. **Planning Commission Attendance at City Council Meetings**

Comments made.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, said that on May 9, 2006 the Council considered the Zoning Tools to Encourage the Development of Ownership Housing that the Planning Commission had previously reviewed. Staff provided to Council a joint Planning Commission and staff recommendation. Council took the recommendations and made three changes: the Council deleted the reduced setbacks on projects with private drives; the Council did not change the requirement for Below Market Rate (BMR) units in Condominium conversions; and the Council asked for stronger wording of the policy on homeownership. Ms. Ryan said staff will be reporting back to City Council with the final wording of the policy on homeownership.

Ms. Ryan commented that the Council is the Local Redevelopment Authority for Onizuka Air Force Base. As the Redevelopment Authority a local reuse planning process is being determined by the appointment of a series of committees and staff will keep the Planning Commission informed of this process. The Planning Commission will have a role in this process as the process unfolds. **Comm. Simons** asked what the timeline is on the recommendation for the reuse. Ms. Ryan said a decision regarding the recommendation to the federal government should be made by early 2007, but the timeline for the federal government decision is unknown.

Other Staff Oral Report

Ms. Ryan said that the Planning Division currently has several vacancies for planners and that the deadline to submit an application is Tuesday, May 30, 2006. Ms. Ryan announced that Steve Lynch was recently promoted to the position of Senior Planner and Ryan Kuchenig to the position of Associate Planner.

INFORMATION ONLY ITEMS

Comm. Babcock announced that the Sunnyvale Historical Society was informed that they will be receiving a grant from the State for \$600,000 to help build the new Historical Museum which is the last bit of funding needed for the museum. She said the groundbreaking ceremony is scheduled for Saturday, September 30, 2006. She added that the Historical Society was formed 50 years ago to save the historical Murphy House and that now, 50 years later the funds have finally been raised to rebuild the Murphy House. Comm. Babcock invited everyone to attend the groundbreaking.

Comm. Simons announced that there will be a fundraiser for Sunnyvale Community Services, Leadership Sunnyvale and the Rotary Club of Sunnyvale on June 17, 2006, at 5 p.m. at the Specialty Solid Waste and Recycling site in Santa Clara. He said this is a wonderful annual dinner and encouraged people to attend. He said for more information to visit the following website: www.dinnerAtTheDump.org Chair Hungerford agreed with Comm. Simons and said the food is delicious, the event is fun and the site does not smell like a dump as the dump is not at this particular site.

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer